



**DRAFT
PLANNING & COMMUNITY
DEVELOPMENT COMMITTEE**

**June 8, 2009
MINUTES**

I. CALL TO ORDER

Chair Lynn Norman called the meeting to order at 5:01 p.m. in the Council Chambers located on the first floor of Auburn City Hall, 25 West Main Street, Auburn, WA. Committee members present were: Chair Lynn Norman, Vice Chair Nancy Backus and Member Rich Wagner.

Staff members present included: Director Cindy Baker, Assistant Director Kevin Snyder, Principal Planner Elizabeth Chamberlain, Principal Planner Jeff Dixon, Senior Planner Chris Andersen, Planner Stuart Wagner, City Attorney Dan Heid, Parks, Arts & Recreation Director Daryl Faber, and Planning Secretary Renée Tobias.

II. CONSENT AGENDA

- A. Minutes – May 26, 2009
- B. Minutes – May 28, 2009

Member Backus moved to approve the consent agenda; Chair Norman concurred.

MOTION CARRIED 2-0

Chair Norman noted an agenda modification which included transmittal of revised Resolution No. 4491 and addition of II.C. Amendment to the Downtown Urban Center Design Standards.

Councilmember Rich Wagner arrived at this time.

III. ACTION

A. Resolution No. 4491 – Les Gove Community Campus

This resolution seeks to include a statement of City Council support for the development of the Les Gove Community Campus. Under the current economic limitations, now may not be the best time for the City to move forward with construction of the project.

A revised resolution was distributed and Mayor Pete Lewis reviewed the changes with the Committee. It was noted that the changes were at the request of the Community Center Committee.

Committee questioned the proposed wording of *when appropriate funding is identified* in Section 1 and concurred changing it to, *when appropriate funding is identified, expected to be by January 2010*.

Member Backus moved and Member Wagner seconded to forward Resolution No. 4491 as amended to full Council for approval.

MOTION CARRIED 3-0

B. Resolution No. 4494 – Jacobsen Tree Farm

Parks, Arts & Recreation Director Daryl Faber distributed a map outlining the proposed 29-acre property known as the Jacobsen Tree Farm. Parks, Arts, and Recreation Department completed a request for proposals for the preparation of a master plan for the property. From the proposals, two consultants were chosen to interview and The Berger Partnership was selected. This resolution requests approval to proceed with the development of a master plan for the property.

The Berger Partnership proposes to conduct a three-phased master plan process to develop plans for the park property. This process includes analysis of the topography of the property, considerable public involvement and Master Plan Development. The proposal is expected to cost \$30,000, which is a budgeted item in the City's 2009 Budget.

Committee asked about the parcel that was not included in the map outline, which was later identified as 29325 132nd Avenue SE. Mr. Faber responded that this parcel is not owned by the City and the property owner is aware that his property will be surrounded by the park.

Member Backus moved and Member Wagner seconded to forward Resolution No. 4491 to full Council.

MOTION CARRIED 3-0

C. Amendment to the Downtown Urban Center Design Standards

Principal Planner Elizabeth Chamberlain reviewed the memo and proposed revisions to the Downtown Urban Center (DUC) Design Standards with the Committee. Similar requirements were included in the Auburn Junction Design Guidelines and this amendment brings both design standards into alignment with each other.

At Committee's request, staff will review the language to address screening building projections above the roof line typically used for mechanical equipment.

Member Backus moved and Member Wagner seconded to approve the amendments of the Downtown Urban Center Design Standards.

MOTION CARRIED 3-0

Later in the meeting, it was noted that since this item was an agenda modification and not part of the published agenda, action could not be taken.

Member Backus moved and Wagner seconded to remove approval of Downtown Design Standards.

MOTION CARRIED 3-0

IV. DISCUSSION

A. Feasibility Study for Multipurpose Trail

Parks, Arts & Recreation Director distributed a map of the proposed BPA Trail from Auburndale 2 Park to the Jacobsen Tree Farm. This trail would benefit the citizens in the area as well as tying together the Jacobsen Tree Farm Property and the Auburndale II Park. The Berger Partnership has proposed to provide an analysis of opportunities and conflicts with the physical, environmental, legal and financial factors associated with trail planning and development in this area. The proposed cost to the City would be \$9,500 which is a budgeted item in the City's 2009 Budget and funded with money from King County Parks Proposition 2.

Mr. Faber pointed out that having the feasibility documentation in place will assist the City in preparing grant applications for future funding and soliciting other funding sources. It is anticipated that the study would be completed in the Fall 2009.

B. Population Targets

At the May 11, 2009 Committee meeting, Principal Planner Elizabeth Chamberlain briefed the Committee on the 2009 Housing and Job Growth Targets allocation process utilizing a PowerPoint presentation. Since this presentation, the Suburban Cities Association has re-analyzed the capacity for Urban Centers in the core cities as it appeared the numbers were underestimated.

The 2007 Buildable Lands Report indicated that Auburn has capacity for 6,500 housing units and 17,800 jobs by through the planning period of 2022. The revised target allocation increases the housing units to 8,400 and 19,172 for jobs. It was noted that the 2007 Buildable Lands Report was based on data collected through 2006, which was prior to the annexation of Lea Hill and West Hill. Staff reviewed the numbers for inside and outside urban centers and determined that the City has adequate capacity to accommodate for housing and jobs. If the City does not meet the required numbers, then the other core cities would have to take the load. The numbers are realistic and make the City a very desirable place for businesses.

Committee acknowledged that the challenge remains that the State requires the numbers, but does not provide funds for cities to build the infrastructure to support higher population. There is a disconnect between infrastructure needs and the Growth Management Act (GMA). Committee agreed that a statement reflecting this will be included on the any correspondence to Suburban Cities Association and/or the City's support of any proposed targets. Staff will prepare the statement and bring back to the next meeting on June 22, 2009.

C. Cottage Housing Regulations

At the May 11, 2009 meeting, the Committee asked staff to provide alternate names for Cottage Housing. Committee reviewed the presented written list of alternative names and agreed on using the term "Courtyard Housing".

At the April 27, 2009 joint meeting with the Planning Commission, Committee concurred on the need for additional review and discussion on the proposed draft Courtyard Housing regulations. Committee asked staff to provide information on the possibility of establishing a Courtyard Housing demonstration project in lieu of adopting regulations.

Assistant Director Kevin Snyder reviewed the packet information and further staff research on demonstration project policies for the cities of Federal Way, Kent and Kirkland. The City of Kirkland developed an evaluation strategy for their demonstration projects that staff shared with the Committee.

After discussion, Committee was in favor of staff developing a demonstration project process. Committee asked staff to include incentives, such as encouraging development in certain areas, and an evaluation method. Committee indicated that staff should include provisions for zero lot line Courtyard Housing.

Committee discussed and reviewed the proposed Courtyard Housing Development Standards, providing changes to staff. Staff will make further revisions to the Standards and bring back for Committee's review.

D. Cluster Subdivision Regulations

The Committee approved amendments to the Auburn City Code Title 17 at their May 26, 2009 meeting with the exception of Chapter 17.26.040, Cluster Subdivision. At that time, Committee asked staff to bring back the non-urban separator portion of the cluster subdivision regulations for further review and discussion.

Senior Planner Chris Andersen reviewed the three drawings representing common open space, active open space and an area differential approach. After discussion, the Committee agreed on Option 2: Cluster Subdivision - Area Differential Approach. Committee asked staff to further analyze the required open space percentage and percent reduction in the minimum lot size.

Chair Norman adjourned the meeting for approximately 5 minutes at 7:04 p.m. Meeting was reconvened at 7:12 p.m.

E. Multi-Family/Mixed Use Design Standards

Staff distributed an updated Design Standards for Committee's review. The city Council's passage of Ordinance No. 6245 makes the amendments to Title 18 – Zoning effective June 15, 2009. City Attorney recommended adopting the presented interim Design Standards to avoid any disconnect between code and the Standards. Assistant Director Kevin Snyder briefly reviewed the changes. Committee provided feedback to staff and asked staff to look for ways to change the language to an encouragement nature, where appropriate, rather than using prescriptive words.

Committee agreed to adopt the interim Design Standards as presented. A special Committee meeting will be held at 4 p.m. on June 16, 2009 to review the final standards.

Member Backus moved and Wagner seconded to approve the interim multi-family & mixed use development design standards; Wagner seconded.

V. INFORMATION

A. Director's Official Decisions and Report

Information will be coming soon about the Promenade.

B. PCDC Status Matrix**C. Information**

- **Graffiti Program Update**

Planning, Facilities and Police department staff have updated the Graffiti Program. Currently, a citizen will receive a citation and notice to correct when graffiti is found on their private property. An informational door hanger will now be left as the first line of contact with the property owner. The intent is to garner voluntary cooperation to clean up the graffiti rather than double-victimizing the owner with a citation. Graffiti removal kits are available and managed by the Facilities Department, who will also measure the success of the new program. Volunteer organizations are being sought to assist citizens who are not able to do the work themselves. An internal information coordination process has been established between Police and Code Enforcement for citizen graffiti complaints.

- **Hearing Examiner June 22, 2009 meeting with Committee**

Staff asked Committee what the Hearing Examiner should be prepared to address at the joint meeting on June 22, 2009. Committee wanted to hear his perception of the recent code changes relating to quasi-judicial and what the City could make clearer for him.

- **Howard Hanson Dam**

Mayor Pete Lewis reported that the emergency management staff from the cities of Auburn, Renton, Kent and Tukwila has developed a booklet regarding the Howard Hanson Dam's storage capacity and restrictions. Army Corps of Engineers stated that the two depressions discovered on the abutment did not cause the problems of seepage. Mayor Lewis shared information on other matters discovered by the Corps and possible solutions to address them. It was noted that should serious flooding occur, and it is anticipated that it will, there would be no utilities (power, telephones, water, gas or sewer, etc) available for citizens living on the valley floor and the hillsides.

VI. ADJOURNMENT

There being no further business to come before the Planning and Community Development Committee, Chair Norman adjourned the meeting at 8:08 p.m.

APPROVED THIS _____ DAY OF JUNE 2009.

Lynn Norman, Chair

Renee S. Tobias, Planning Secretary